

# Manistee City Planning Commission

MANISTEE CITY HALL  
70 MAPLE STREET  
P.O. BOX 358  
MANISTEE, MICHIGAN 49660

## MEETING MINUTES

July 3, 1986

The Manistee City Planning Commission held its regular meeting on Thursday, July 3rd, 1986 in Room 206, Second Floor Conference Room of City Hall, 70 Maple Street, Manistee, Michigan.

The meeting was called to order at 7:20 P.M. by Chairman Robert Mattice.

Members present: P. Erickson, D. Johnson, W. Linke, R. Mattice, T. Slawinski  
J. Swain, R. Yoder

Members absent: J. Faher, L. Laskey

Others present: Don Olszewski of Voyagers Cove, 43 Arthur Street, Manistee.

It was moved by Yoder, supported by Slawinski, that the minutes of the meeting of June 5th, 1986 be approved as written. Motion Carried.

Next a site plan was reviewed for a proposed expansion to the Voyagers Cove at 43 Arthur Street. The Secretary reported that there were a few deficiencies and an error on the submitted plan. The error was the width of the parking area, which was shown as 90 feet, but was actually 80 feet. The deficiencies included: The regular parking spaces were drawn to a "typical" 9 x 19 feet or 171 sq. feet, however the ordinances require a minimum of 200 sq. feet per space; There were only 3 handicapped parking spaces provided for, however, state statutes require a lot containing 76 to 100 spaces to have a minimum of 4 handicapped spaces and the spaces drawn appear to be narrower than minimum 12 foot width required by statute. The requirement for topography and the location of all structures within 100 feet of the property was waived by the commission, as all of the members were familiar with the area in question. Mr. Olszewski, the owner of the property indicated that he would advise his architect of the deficiencies and that the architect would either send a revised site plan or a sealed letter for attachment to the existing site plan indicating that the deficiencies & errors have been noted and corrections made to the plan. Slawinski suggested that following the completion of the project, that a site plan be submitted showing the final results so that they can be compared to the initial plan. Mr. Olszewski agreed to do so.

Next, Mr. Olszewski was asked about the surface of the parking lot, in as much as paving is not required in a light industrial district. He indicated that he currently plans to put down 3 inches of gravel/clay base with 3 inches of white limestone. He indicated that in about year, he plans to pave the lot. His reasons for delaying are: (1) the equipment needed to put in the proposed steel bulkhead and docks would tear up any newly layed asphalt, (2) after leveling and grading the existing sand base, which had be dredged and dumped on the previous coal dock, there should be at least a year allowed for any settling.

In regards to the storage of boats and boat trailers on the site, Mr. Olszewski indicated that he is in the final stages of obtaining permits to construct a 40 x 80 storage building on M55 in Manistee Twp., where the boats and trailers would be stored.

Mr. Olszewski was also advised that the current ordinances do not permit him

to allow camping on his property. He indicated that he had been informed of that, however, he said that as long as the Moonlite Motel and Marina is permitted to do so in violation, he would continue to do so. But if they stop allowing camping, he would stop also.

The commission decided that final approval of the site plan would not be given until the amended plan or statement of changes are received. Final consideration will tentatively be at our next regular meeting on August 7th. Mr. Olszewski asked permission to do leveling and grading work on the parking lot. The members could see no problem with that and directed the secretary to notify Mr. Superczynski that Mr. Olszewski should be allowed to proceed with the leveling and grading of the parking lot only.

No site plan was received from Dave Carlson regarding Rural Housing Corporation, therefore item is dropped from the agenda until further notice.

In regards to the Lakeview Dunes project, no action was taken on the proposed deed covenants. It was decided that the commission would meet at the site on Thursday, August 7th at 6:00 P.M., before our regular meeting, to view the site and decide if we should continue with the project.

Next the proposed ordinance concerning gas sweetening and processing plants was considered. It was moved by Linke, supported by Yoder, that we proceed with a public hearing on the revised draft of the ordinance. Motion carried. The hearing is scheduled for Thursday, August 7th at 7:00 P.M. in the City Council Chambers. Our regular meeting will follow.

MASTER PLAN: Johnson reported that Jim Gray felt that more work can be accomplished at a work session than at a regular meeting. A work session was scheduled for Thursday, July 17th at 7:15 P.M. in Gray's office.

Next, Johnson read a letter addressed to the commission from Jim Gray which advised us of his new employment and also asked for an additional \$5,000 to \$7,000 to complete the Master Plan. The secretary was then asked to read the terms of Mr. Gray's contract with the City in regards to the Master Plan. It was moved by Swain, supported by Yoder, that a copy of the letter be forwarded to City Manager, Robert Lewis, along with a memo indicating that it is not our responsibility to renegotiate contracts for the city. However, if it is decided to renegotiate the contract, we request an opportunity to provide input. Motion carried.

DDA- Johnson reported that the DDA is forming a committee consisting of John Veach (Chairman), Dennis TerHorst and possibly a city planning commission member, to write either a Historical Preservation Ordinance or Amendments to the Zoning Ordinance for the Purpose of Historical Preservation. The DDA were asking for one member of our commission to sit with the commission. Mattice agreed to represent the commission.

ZONING BOARD OF APPEALS- Johnson reported that on Thursday, July 17th, there will be a hearing to consider a request to allow a 25 foot variance on a sub-standard sized lot on Browning Avenue, to allow for construction. The Secretary was directed to write a letter for that hearing recommending that the request be

denied for the following reasons: That a precedence has been set to deny such a request on two other occasions, that small, substandard lots are a blight to an area, that there is an abundance to lots in the area and that the non-conformity may be owner created.

Next, Johnson reported on the City Council's actions regarding our recommendation to rezone a parcel of property at 535 Cypress street for Don Niemiec.

Next, Mattice reported that a member of the planning commission is needed to sit on the County Subdivision Board, to review any subdivision requests. It was moved by Linke, supported by Yoder, that Slawinski be appointed to represent the commission and that in case of a vacancy, the most qualified member would be appointed. Motion carried.

Next discussion followed concerning our proposed storage building complex, and the lack of any progress on the project. The Secretary was directed to send a letter to Jim Gray and Robert Lewis, stating: "We had hoped that the Storage Building Complex, which we proposed last fall, would be planned, developed and ready for sale by this date. We have had numerous requests for storage facilities (pole barns) and we fear that the city might miss out on this tax revenue opportunity and sale of land, as these persons look outside of the city for the property needed. There is an acute need for boat/RV storage in relation to our tourism opportunities and related tourism development. We really think that this is a priority project, as the need has been shown and we ask for a early resolution of the delay."

Mr. Olszewski discussed his problem with finding an suitable spot for his storage needs and indicated that the nearest ports that provide handling, preparation and storage of large crafts, other than Solbergs, is in Traverse City or Grand Haven. Mattice asked if he might consider developing our storage complex project, but Olszewski indicated that he was not in a position currently that he could. However, he may be interested later on.

Erickson asked if any word has been received regarding the DNR grant application. No information had be received to date by any commission member. It was felt that we should be advised since the commission was instrumental in putting together the needed documents for the application.

Also, it was felt that we should be given notices of any grants that will be available, so that if we can qualify, timely applications can be made.

Lastly, Mattice mentioned a proposed marina project that was discussed at a previous meeting. Mattice, Erickson and Yoder agreed to form a committee to seek a developer for such a development before proceeding further.

The meeting adjourned at 8:50 P.M.

MANISTEE CITY PLANNING COMMISSION



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Denis R. Johnson, Secretary